

DRAFT

ITEM #4

P.C. MEETING: 10/21/04

PUBLIC HEARING

COMMUNITY: Helendale/1st Supervisorial District

APPLICANT: Himmelrick, Jeffrey and Martha

PROPOSAL: A) General Plan Amendment from Rural Living (RL) to Rural Commercial (CR).

B) Conditional Use Permit to establish a 2,032 sq. ft. restaurant on 2.55 acres.

LOCATION: East side of National Trails Highway, approximately 75- ft. south of Rinaldi Road

JCS/INDEX: 12324CF1/DN149-250N/2004/GPA01/CUP01

REP(s): N/A

STAFF: Tracy Creason

Tracy Creason, Planner, presented the Staff Report, which is on file with the Current Planning Division of the Land Use Services Department.

There followed a brief discussion regarding the requirements and regulations of utilizing a septic system.

Commissioner Kwappenberg stated that staff did an excellent job in preparing the staff report.

PUBLIC TESTIMONY

The following person testified in favor of the proposal:

Jeffrey Himmelrick, Applicant

Mr. Himmelrick gave a brief history of his background and indicated that the community supported his restaurant.

There being no one else in the audience to speak on this item, Chairman Laning closed the public testimony.

COMMISSION ACTION

RECOMMENDED that the Board of Supervisors **ADOPT** the Negative Declaration; **ADOPT** the General Plan Land Use District Amendment from Rural Living (RL) to Rural Commercial (CR) on 2.55 acres; **APPROVE** the Conditional Use Permit to establish a 2,032 square foot restaurant on the site, subject to Conditions of Approval; **ADOPT** the findings and **FILE** a Notice of Determination.

MOTION: Kwappenberg

SECOND: Cramer

AYES: Cramer, Dowling, Kwappenberg, Laning

NOES: None

ABSENT: Mathews

ABSTAIN: None